

## SINGLE FAMILY ZONING DISTRICTS

The purpose of the Single Family zoning districts is to provide lands that accommodate primarily low-density, single family detached dwellings. These districts also make accommodations for several non-residential uses that are often located within single family neighborhoods, including religious institutions, day cares, group living facilities, and minor utility facilities. The five districts are introduced below. They regulate uses, lot sizes, and setbacks.



## SINGLE FAMILY DISTRICTS

	Single Family 2 (SF-2)	Single Family 4 (SF-4)	Single Family 6 (SF-6)	Single Family 10 (SF-10)	S.F. Traditional (SF-T)
<b>Typical Uses</b>	Very large-lot suburban homes	Large-lot suburban homes	Moderate-lot suburban homes	Small-lot suburban homes	Small-lot traditional homes
<b>Typical Lots**</b>	25,000+ sq. ft. 100+ feet wide	15,000 sq. ft. 100+ feet wide	7,500 sq. ft. 75 feet wide	5,000 sq. ft. 50 feet wide	5,000 sq. ft. 50 feet wide
<b>Minimum Setbacks</b>	25 ft. front/rear 5 ft./20 ft.* side	25 ft. front/rear 5 ft./20 ft.* side	25 ft. front/rear 5 ft. side	Front w/in 3 ft. of block average 25 ft. rear 3 ft./10 ft.* side	
<b>Form Standards</b>	Generally Minimal	Generally Minimal	Generally Minimal	Generally Minimal	Substantial

\* - minimum setback per side/minimum total setback \*\* - each district permits a reduction based on block average

## HIGHLIGHTS

The Single Family zoning districts do not permit multifamily uses and drastically limit non-residential uses.

- ❖ Accessory dwelling units are permitted in all districts, but require special approval in SF-10 and SF-T. Regardless of approval method, all are limited to 500 square feet and must provide additional parking for the unit.
- ❖ Home occupations are permitted in all districts. Home offices that bring no clients or employees to the site are allowed by-right, though a special approval may permit limited client visits.
- ❖ Live-work units are permitted in SF-T, but require special approval. They permit additional types of uses and allow more employees/clients than home occupations, within strict limitations.

The form standards applicable to the different Single Family zoning districts vary depending on a property's location within the City.

- ❖ Those located in traditional neighborhoods (largely zoned SF-T) are required to provide prominent porches and lessen the prominence of their garages. First floors must also be elevated.
- ❖ Those located in more suburban neighborhoods (the majority of properties zoned SF-2, SF-4, SF-6, and SF-10) have less stringent requirements.

## USE TABLE

For every zoning district in the City, the zoning ordinance includes a set of use tables outlining what uses are allowed and under what conditions they may be permitted. Individual uses can be permitted by-right, meaning that one proposing to perform that use need only meet the basic standards required of it; they can be permitted by conditional use permit (CUP), meaning that one proposing to perform that use must gain approval from the Planning Commission and City Council; and they can be permitted by-right in some cases and by conditional use permit in others, depending on operational conditions. Where a use is not listed under a specific district, the use is not permitted under any circumstances.

The table below is a partial representation of the use table for the Single-Family zoning districts. Generally, these districts only permit single-family detached dwellings along with a handful of uses that are appropriate within single-family neighborhoods. For a complete use table, see the full draft ordinance.

	SF-2	SF-4	SF-6	SF-10	SF-T
<b>Residential Uses</b>					
<i>Single-family detached</i>	P	P	P	P	P
<i>Single-family semi-detached</i>			Not permitted		
<i>Two-family</i>			Not permitted		
<i>Townhouse</i>			Not permitted		
<i>Multi-family</i>			Not permitted		
<i>Live-work dwelling</i>		Not permitted			P/C
<i>Any Group Living use</i>		Not permitted			
<b>Conservation and Open Space Uses</b>					
<i>Park</i>	P	P	P	P	P
<i>Community garden</i>	P	P	P	P	P
<i>Boat ramp or community dock</i>	P	P	P	P	P
<b>Public, Civic, and Institutional Uses</b>					
<i>Religious institution</i>	C	C	C	C	C
<i>Community recreation center</i>	C	C	C	C	C
<i>Minor utility facility</i>	P	P	P	P	P
<b>Commercial Uses</b>					
<i>Any Commercial use</i>			Not permitted		
<b>Industrial Uses</b>					
<i>Any Industrial use</i>			Not permitted		
<b>Accessory Uses</b>					
<i>Accessory dwelling unit</i>	P	P	P	C	C
<i>Day care home</i>	P/C	P/C	P/C	P/C	P/C
<i>Home occupation</i>	P/C	P/C	P/C	P/C	P/C
<i>Vacation rental unit</i>			Not permitted		

P - use is permitted by-right    C - use requires a CUP    P/C - use may require a CUP, depending on the request

## MORE INFORMATION

For more information on the draft zoning ordinance, visit the project website at [zonenorfolk.com](http://zonenorfolk.com) or contact Jeremy Sharp, the project manager, at [jeremy.sharp@norfolk.gov](mailto:jeremy.sharp@norfolk.gov) or (757) 664-4752.